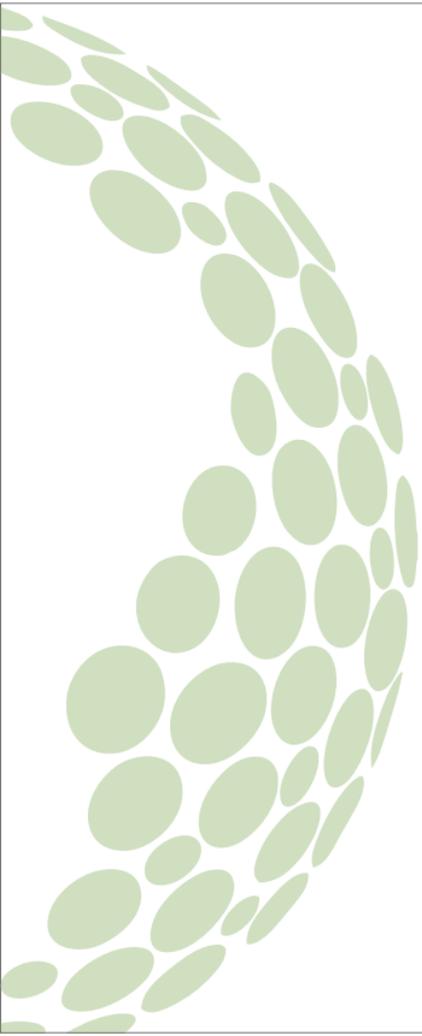


*Godrej* | PROPERTIES





GODREJ PROPERTIES'  
MASTERPIECE IN INDIA



PRESENTING  
OUR FLAGSHIP PROJECT  
**GODREJ GOLF LINKS**



# THE GOLF TOWNSHIP | EXCLUSIVE PRIVILEGES



Artist's impression. Not an actual site photograph.



# EXCLUSIVE 9 HOLE GOLF COURSE



Artist's impression. Not an actual site photograph.



# EXPANSIVE MASTER GOLF COURSE CLUBHOUSE



Artist's impression. Not an actual site photograph.



UNWIND IN STYLE BY THE POOLSIDE



Artist's impression. Not an actual site photograph.



RELAX IN THE INDOOR HEATED POOL IN THE MASTER CLUB



Artist's impression. Not an actual site photograph.





**GODREJ GOLF LINKS**  
GREATER NOIDA

| EXCLUSIVE BRAND  
TIE-UPS



SPA & SALON MANAGED BY **WARREN TRICOMI\***

Service in Master Golf Club only



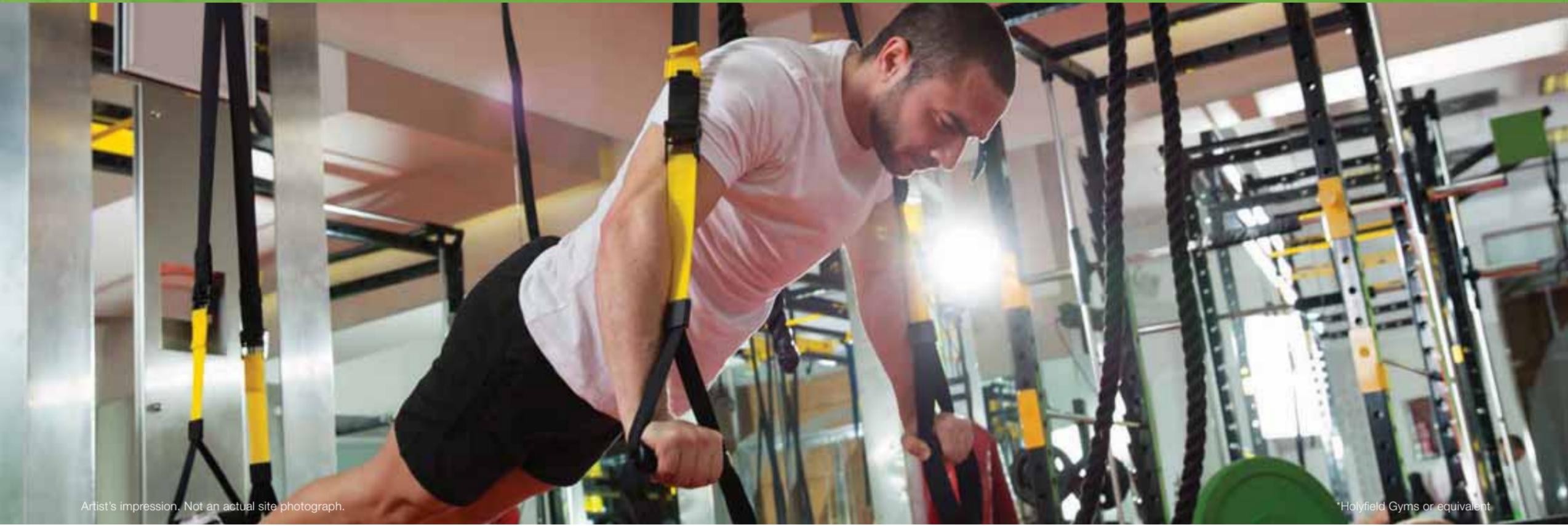
Artist's impression. Not an actual site photograph.

\*Warren Tricomi or equivalent



GYMNASIUM MANAGED BY **HOLYFIELD GYMNASIUM\***

Service in Master Golf Club only



Artist's impression. Not an actual site photograph.

\*Holyfield Gyms or equivalent



HOSPITALITY BY **SPREE**\*

Service in Master Golf Club only



Artist's impression. Not an actual site photograph.

\*Spree or equivalent



SPORTS ARENA MANAGED BY **TENVIC SPORTS\***

Service in Master Golf Club only



Artist's impression. Not an actual site photograph.

\*Tenvic Sports or equivalent



# INDIA'S FIRST HIMALYAN RANGE GOLF PRACTICE ACADEMY MANAGED BY **GOLFING NATION**\*



Actual site photograph

Golfing Nation or equivalent



UNVEILING LIMITED EDITION UBER LUXURY RESIDENCES

**GODREJ PARK AVENUE**  
GREATER NOIDA



# 114 LIMITED EDITION LOW RISE GOLF-SIDE RESIDENCES



Artist's impression. Not an actual site photograph.



**GODREJ PARK AVENUE**  
GREATER NOIDA

| MASTER LAYOUT





WHERE EXTRAVAGANCE GETS A NEW MEANING



Artist's impression. Not an actual site photograph.



EXCLUSIVE LOW-DENSITY RESIDENCES ENSURING  
MORE SPACE PER CAPITA



Artist's impression. Not an actual site photograph.



ENJOY LIFE TO THE FULLEST IN THE 3 SIDE OPEN APARTMENTS



Artist's impression. Not an actual site photograph.



# LANDSCAPED DECK IN LIVING ROOM



Artist's impression. Not an actual site photograph.



DEDICATED ZONES FOR SKY-HIGH INDULGENCES



Artist's impression. Not an actual site photograph.

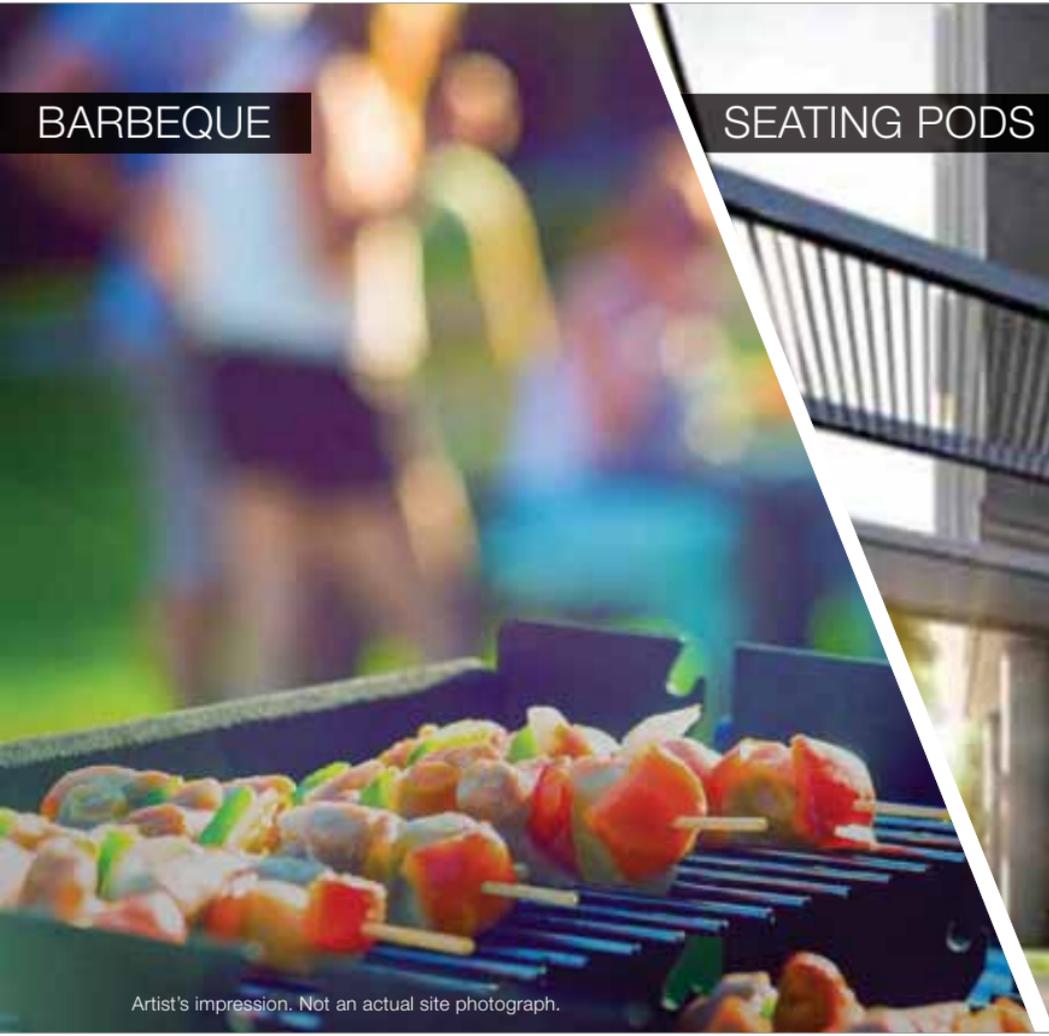


SKY GARDENS



Artist's impression. Not an actual site photograph.

BARBEQUE



SEATING PODS

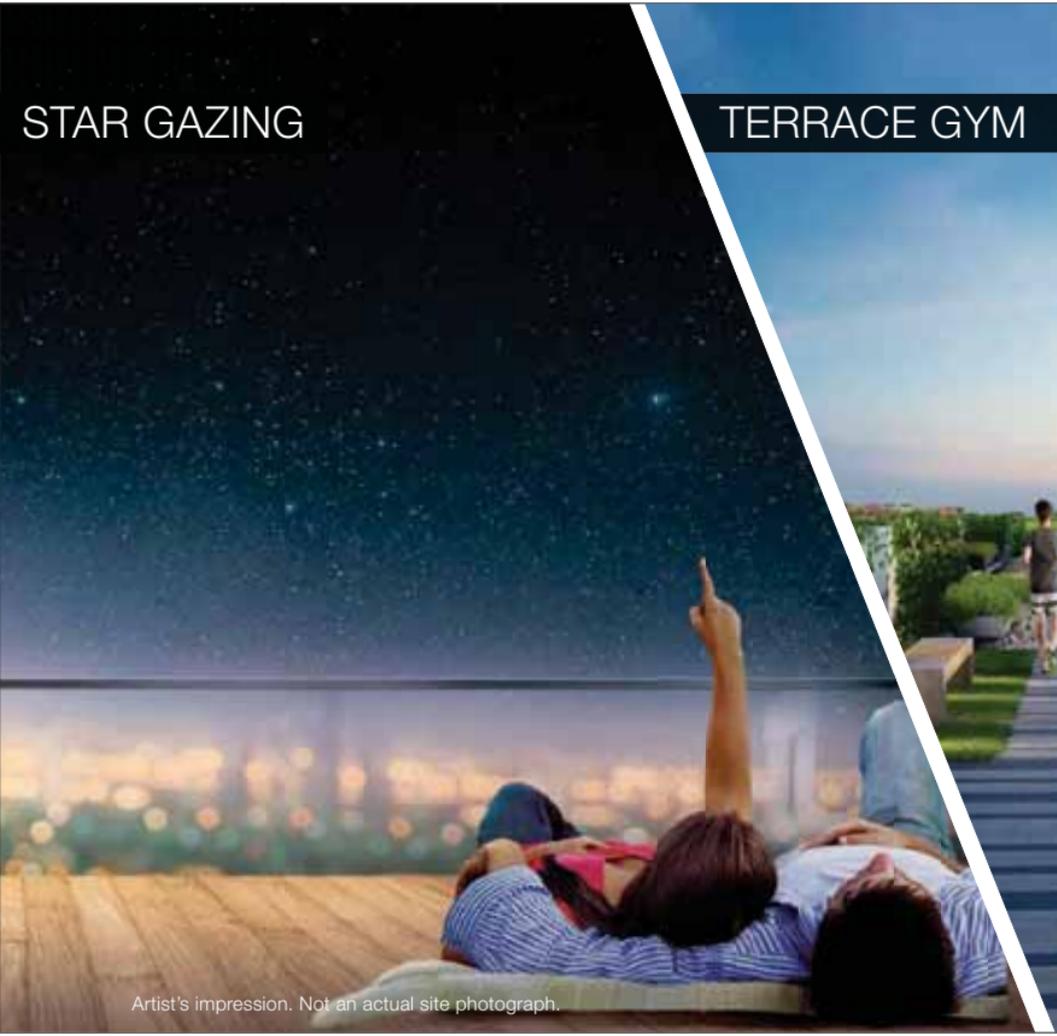


YOGA MEDITATION



Artist's impression. Not an actual site photograph.

STAR GAZING



TERRACE GYM



SEATING LOUNGE



Artist's impression. Not an actual site photograph.



# MESMERISING GREEN VIEWS



Artist's impression. Not an actual site photograph.



# EXCLUSIVE GOLF COURSE VIEWS FROM SKY GARDENS



Actual site photograph



# SPECTACULAR VIEWS OF SWIMMING POOL



Artist's Impression. Not an actual site photograph.



# HOMES BUILT WITH CUTTING EDGE TECHNOLOGY OF PRE-CAST CONSTRUCTION



Artist's impression. Not an actual site photograph.



**GODREJ PARK AVENUE**  
GREATER NOIDA

| EXCLUSIVE AMENITIES



# CONCIERGE SERVICES



Artist's impression. Not an actual site photograph.

Pet Zone



Colour Garden with Koi Pond



Pool Deck with Hardscaping & Softscaping



Multipurpose Court





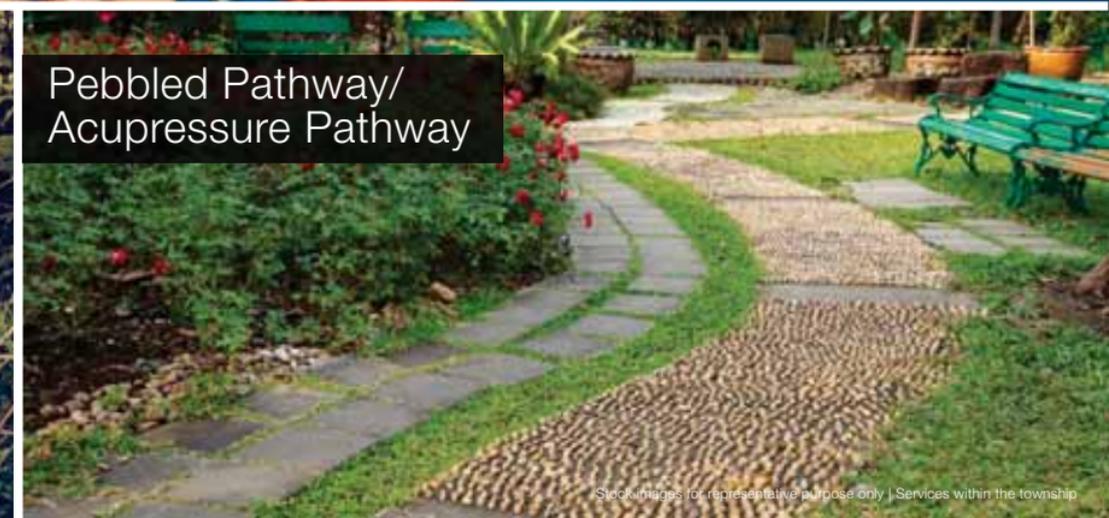
Exclusive Air Conditioned  
Gymnasium & Fitness Arena



Exclusive Swimming Pool



Dedicated Walking Track



Pebbled Pathway/  
Acupressure Pathway

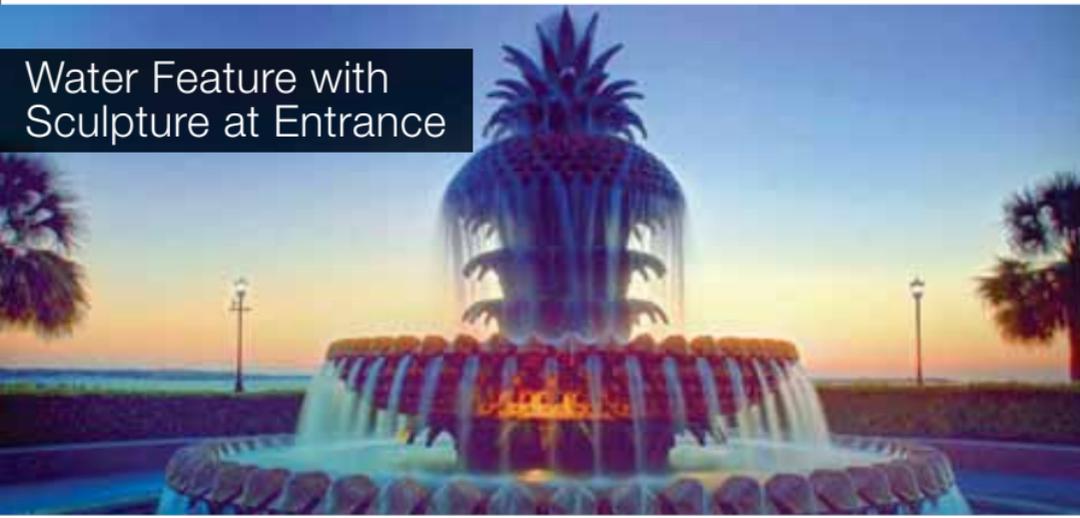
Yoga/Meditation Lawn



Dedicated Senior Citizen Alcove



Water Feature with Sculpture at Entrance



Fragrance Garden Pocket



**GODREJ PARK AVENUE**  
GREATER NOIDA

LUXURY SPECIFICATIONS



# ITALIAN MARBLE FLOORING IN LIVING & DINING ROOMS



Artist's impression. Not an actual site photograph.



# AIR-CONDITIONED RESIDENCES



Artist's impression. Not an actual site photograph.



# PREMIUM MODULAR KITCHEN WITH HOB & CHIMNEY



Artist's impression. Not an actual site photograph.



**GODREJ GOLF LINKS**  
GREATER NOIDA

| **ULTRA LUXURY  
SPECIFICATIONS**



MODULAR KITCHEN AND FURNITURE BY **GODREJ INTERIO**

*Godrej* interio®



VIDEO DOOR PHONE BY **GODREJ SECURITY SOLUTIONS**





KITCHEN APPLIANCES BY **BOSCH**



**BOSCH**

Invented for life



HOME THEATER BY **BOSE**

***BOSE***®



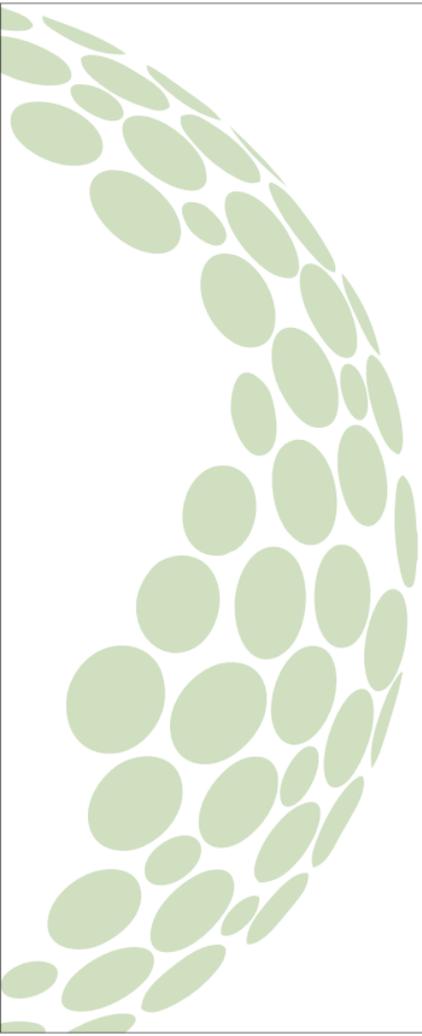
TELEVISIONS BY **SONY**

**SONY**



AIR CONDITIONERS BY **DAIKIN**





**GODREJ PARK AVENUE**  
GREATER NOIDA

PALETTE OPTIONS



## TWO PALETTES TO CHOOSE FROM

LUXURY PALETTE	ULTRA LUXURY PALETTE
Air conditioners in all room by Daikin (3 BHK-5 ACs. 4 BHK-6 ACs)	Air conditioners in all rooms by Daikin (3 BHK-5 ACs. 4 BHK-6 ACs)
Video Door Phone	Video Door Phone
Wardrobe + Loft ( 2 doors) in Master Bedroom	Wardrobe + Loft ( 2 doors) in all bedrooms
Modular Kitchen including hob & Chimney	Modular Kitchen including hob & Chimney with branded built-in appliances i.e. Microwave, Dishwasher, Refrigerator & washing Machine
	Home Theatre by Bose
	Water Purifier by Kent
	Television by Sony in Living (50 inches) & Master Bedroom (40 inches)
	Beds & Mattresses - (King size in Master and Queen in others) with side tables
	Lights by Philips
	Locker in Master Bedroom wardrobe
	Geyser in all bathroom by Racold
	5 Seater Sofa Set + Central Table
	Wifi Camera in Living



**GODREJ PARK AVENUE**  
GREATER NOIDA

| PRODUCT DETAILS



# CONFIGURATIONS

<b>Configuration</b>	<b>Carpet Area (Sq.M.)</b>	<b>Exclusive Area (Sq.M.)</b>	<b>Total Area (Sq.M.)</b>
3 BHK	97	18.60	115.60
3 BHK + Utility	103.70	20	123.70
4 BHK + Utility	126	20.60	146.60



## PRICING

Configuration	Launch Price* in (Cr.)	Pre-Launch Price* (Ultra Luxury Palette)	Pre-Launch Price* (Luxury Palette)
3 BHK	1.25 - 1.35	1.24 - 1.27	1.14 - 1.17
3 BHK + Utility	1.35 - 1.45	1.35 - 1.44	1.24 - 1.33
4 BHK + Utility	1.60 - 1.75	1.58 - 1.73	1.45 - 1.60

\*Govt. charges extra

ALLOTMENT DAY  
**9<sup>TH</sup> SEPTEMBER**



## PRIORITY GENERATION PROCESS

- ₹ 1 Lakh Online Payment / DD / Card Swipe &  
• ₹ 4 Lakhs Current Dated Cheque
- Submission of application form
- KYC Documents

ADDITIONAL DISCOUNT OF ₹ 50,000 ON ONLINE PAYMENT

CHEQUE IN FAVOUR OF "GODREJ GOLF LINK V"

PREMIER ALLOTMENT WINDOW\*  
**9<sup>TH</sup> SEPTEMBER**

\*Applicable only on payment of ₹ 5 Lacs

JOINT VENTURE PARTNER



Site Office Address: Godrej Golf Links, Plot No. REP 1, Sector - 27, Near Pari Chowk, Greater Noida.  
RERA Registration No. for Park Avenue at Godrej Golf Links: UPRERAPRJ16697- [www.up-rera.in](http://www.up-rera.in)

This is not an offer, an invitation to offer and/or commitment of any nature. This contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/amenities/services to be provided in the unit. All specifications of the unit shall be as per the final agreement between the Parties.

In order to avoid any confusion, please note that the Project Godrej Park Avenue ("Project") is approved as "Cluster C" in the master layout plan for the Township. Further, Tower A, B, C & D shown in marketing plans are approved as "Tower B2, C1, C2, B2" respectively in approved building plan bearing number 3914/181 dated January 25, 2017 of the Project. The Project is being developed by AR Landcraft LLP, ("Developer"). The Developer has filed an application for correction of name of the Project with UP Rera Authorities. The Developer hereby declares that it has availed construction finance ("Facility") from ICICI Bank Limited ("Lender") and has secured the Facility by mortgaging the Township Land in favour of the Lender. RERA Registration No.: UPRERAPRJ16697- [www.up-rera.in](http://www.up-rera.in).

The official website of the company is <http://www.godrejproperties.com>. Please do not rely to any other information provided on any other website.